



Wern Tower Farm Cartshed,
Pontfadog

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Contents

Executive summary	3
1. Introduction	4
2. The application site and identified heritage assets	6
3. Historical context and description of the heritage assets	9
4. The significance of the heritage assets	16
5. Relevant conservation planning policy and guidance	22
6. Impact of the development proposal on the heritage assets	24
7. Conclusion	30
Appendices	31



Executive Summary

This report relates to the conversion of a former cart shed at Wern Tower Farm, Pontfadog, Wrexham into holiday accommodation. The building is curtilage listed and lies within the curtilage of Wern Tower Farm. Wern Tower Farm is located in a rural area on the west side of Chirk Castle and to the east of Pontfadog. The building forms part of an historic farm complex, now redundant. The buildings are listed for their special architectural and historic interest. These all contribute to a highly aesthetic value that makes this farmstead locally distinctiveness, the characteristics of which are distinctly vernacular. Collectively these have group value that contribute to the site's special architectural and historic character and interest.

This Heritage Impact Assessment has been written to identify the significance of the heritage assets pertinent to the development. This is in accordance with national planning guidance contained in Welsh Government and Cadw guidance on the historic environment. The

The cart shed is located north of the listed farmhouse and agricultural range. The building is dated 1889. The building's historic vernacular character is largely intact. The setting of the building relates to the complex of farmhouse and buildings of which it forms part, the topography of the land, which slopes to the road, and its location, set within a wider rural setting with far reaching views of the landscape to the south.

It has evidential, historic, aesthetic and community significance as a cart shed and granary store. It has historical significance for its 19th century historic function, its contribution to the workings of the farm complex, and its association with the Chirk castle estate. Its architectural significance relates to its vernacular character, built in the local stone, which is reflective of other farm buildings on site. Its communal value is associated with its former use within a working farm.

The proposal is a positive and sensitive intervention that will allow for a vacant farm building to be put back into a viable new and low intensity use as holiday accommodation. The conversion also includes the restoration of the pigsties, structures that are now comparatively rare. The scale of development is in context to the building and reflective of the architectural character of the building. The significance and setting of the heritage assets have been carefully considered as part of the development proposal. It will have a positive and complementary impact on the significance of the adjacent buildings. It preserves the setting of the principal listed buildings and the wider setting. As such, the application should be supported.

1. Introduction

- 1.1 This heritage impact assessment has been prepared on behalf of Mrs. Little, to accompany a planning application and listed building consent for holiday accommodation in a former cart shed at Wern Tower Farm, Pontfadog, Wrexham. The proposal is for alterations to the facade and to the interiors.
- 1.2 The purpose of the assessment is to describe the significance of nearby heritage assets and their setting. This information will subsequently highlight any impact of the proposal on the significance of the assets. It will identify mitigating measures, where necessary, to address this impact.
- 1.3 Under Section 66 of the **Planning (Listed Buildings and Conservation Areas) Act 1990**, there is a statutory duty to have special regard to the desirability of preserving the listed buildings or their settings. Under Section 69 of the same Act, conservation areas are “areas of special architectural and historic interest the character and appearance of which it is desirable to preserve or enhance”. Section 72 of the same Act states, in the exercising of planning functions in conservation areas special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, when assessing planning applications. Policies in the **Planning Policy Wales, Technical Advice Note 24: The Historic Environment and local development plans**, set out national and local planning policy in respect to the conservation of the historic environment and local development plans, set out national and local planning policy in respect to the conservation of the historic environment.
- 1.4 The **historic environment** is in described in Wales Technical Advice Note 24: Historic Environment, (October 2017) as “All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and deliberately planted or managed.” A historic asset is: “An identifiable component of the historic environment. It may consist or be a combination of an archaeological site, a historic building or area, historic park and garden or a parcel of historic landscape. Nationally important historic assets will normally be designated.”
- 1.5 **Setting** is not a heritage designation. However, “the setting of an historic asset includes the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to

appreciate that significance or may be neutral. Setting is not a historic asset in its own right but has value derived from how different elements may contribute to the significance of a historic asset". TAN 24 (paragraph 1.25)

- 1.6 The definition of **significance** in relation to heritage policy is defined in Conservation Principles for the sustainable management of the historic environment in Wales (Cadw, 2011). "To identify the heritage values of an asset, its history, fabric and character must first be understood. The relative significance of the different values then needs to be considered. It will be necessary to compare the values of the asset under consideration with others in the locality, region or even nationally, depending on its importance."
- 1.7 Wern Tower Farm and the attached farm range were individually listed at Grade II in 1994. The cart shed and its setting, which include the farmhouse and range, have been assessed for the purposes of this report.
- 1.8 This document has been prepared following a site visit in October 2020. It is to be read in conjunction with other associated documents submitted as part of the planning application and listed building consent.

2.0 The application site and identified heritage assets

- 2.1 The application site is the former cart shed and granary at the rear of Wern Tower Farm, Pontfadog, Wrexham. The farm is approximately two miles north east of Chirk Castle and five miles north east of Chirk. It is a mile north west of Pontfadog and six miles south east of Liangollen. The farm is located on the north side of a lane which leads from Chirk Castle to Pontfadog, overlooking the Ceiriog Valley. It lies within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty.
- 2.2 The application site is in the vicinity of several heritage assets. Collectively these have group value that contribute to the conservation area's special architectural and historic character and interest.
- 2.3 The designated heritage assets that are relevant in considering the proposed development are identified below:
- Listed Building: Wern Tower Farm (Grade II)
 - Listed Building: Farm Ranges at Wern Tower Farm (Grade II)
 - The cart shed (curtilage listed)



Fig 1. Location plan - cart shed in red

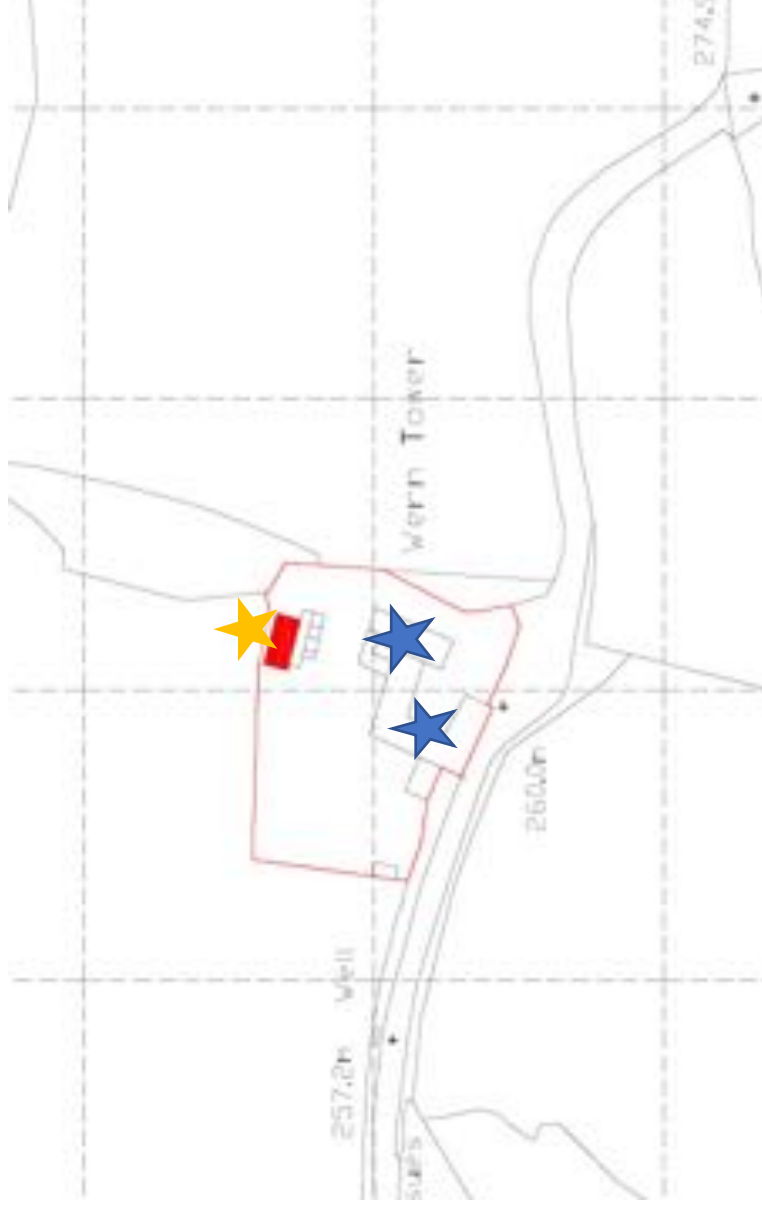


Fig 2. Location of Relevant Heritage Assets

Grade II listed buildings are blue starred, curtilage listed buildings are yellow starred.

3.0 Historical context and description of the heritage assets

- 3.1 **Wern Tower Farm** is a sub-medieval farmhouse remodelled in the 19th century as part of the improvements to the Chirk estate by Charlotte Biddulph, who inherited the estate from her brother Richard Myddleton. It predates the tithe map of 1839, when it was known as Wern Tour Isa, later Wern Tower Uchaf and farmed by Thomas Williams. It is now a private house.
- 3.2 **Records of the tenants** are scanty. However, in the early 20th century the house was tenanted to Mr and Mrs John Edwards. Their daughter, Emily was widowed after only two years of marriage following the death of Sapper James Tod 542384 of the Royal Engineers (London Electrical Engineers), who died 11 Nov 1918 of pneumonia at Grove Military Hospital, Tooting, south London, after serving two years with the anti-aircraft service. He was the youngest son of Margaret & the late John & Tod of Llwyn y Cil, Chirk and prior to enlisting, a carpenter at Chirk Castle estate. His name is on Chirk War Memorial.
- 3.3 The house faces east and is set close to a narrow road on the site's southern boundary. **A farm range** is attached and forms a U-shaped courtyard partly open to the east. The cart shed is north of the farmhouse on a slope, and partly built into the bank.
- 3.4 The farmhouse is one-and-a-half storeys, built in the local rubble stone, and partially limewashed, with a slate roof. It has characteristics of the Type A. **sub-medieval** vernacular architecture of the wider region, as categorised by Peter Smith in his study of Houses of the Welsh Countryside (1975 / 1988). The buildings are categorised according to the location of the main entrance door and the chimneys. A Type A house is classified as "Houses with Lateral Chimney heating the hall of the house or end gable houses. These occur in northern and southern areas of Wales but rarely in the central areas".
- 3.5 **The chimney** to the south is lateral, supported by a raked buttress. Inside there are two reception rooms adjoining a central staircase, with the south reception room also retaining its sub-medieval character, with a large stone fireplace with a slightly chamfered cambered timber lintel. There is a cross and spine beam to the ceiling which join in the centre, and similar joists with shallow chamfers.

3.6

The 19th century additions include dentilated brick chimney stacks to each gable end, and possibly the stone northern bay, also with a chimney, which is recessed back from the principal façade. The façade is almost symmetrical, and distinctly 19th century in character, with the character well preserved. It has a central doorway, lit by a fanlight, under a gabled open porch hood, and casement windows, which are three-light to the south and two light to the north. Directly above these are two gabled dormers with two-light casements. The recessed northern end has a two-light casement to the first floor.



Fig 3. The house with lateral chimney stack, with stable and threshing barn behind, Fig 4 and 5. The frontage. Fig 6. The rear, including the stable range.

- 3.7 The farmhouse is attached to stone **farm buildings**, which include a stable range to the north, and a cart shed and threshing barn to the west. Both of these are on the tithe map of 1839. A cowhouse was added to the south, which is on the Ordnance survey map of 1898-1908, completing the U-shaped range.
- 3.8 **The stable range** is of three bays with a loft. It has two doorways each with an unglazed two-light wooden window to its left. A loft hatch is near the centre of each. The rear of the stable range has no openings. Inside it is largely intact, with two original wooden stall partitions to the east, and cobbled floors. Towards the west is a manger against the rear wall, constructed of large blue brick uprights, supported on two shallow arches of red brick. This suggests improvements by the Chirk estate in the 19th century. The beams have a shallow chamfer.
- 3.9 **The cart shed** to the west range has early purlins, and a large cart bay, open to the roof, with a raised doorway.
- 3.10 The **threshing barn** was used to thresh or beat the corn crop by hand. This was the predominant way of processing the crop into the 19th century. Sheaves of corn were beaten with a flail to separate the grain from the straw, with the straw stored in the bays to either side of the threshing floor. The grain was winnowed to free the grain from the lighter particles of chaff and dirt, etc by throwing it into the air and allowing the wind or a forced current of air to blow away impurities. This was achieved by the through-draft from the opposing doors. The floor is accessed by three stone steps to stop livestock trampling onto the grain.
- 3.11 **The cow house** is attached. It is parallel to the stable range. It had three doorways, but those to either side of the central door are now blocked. A loft hatch exists above. There is also a stable doorway, left of centre to the eastern gable end with sawn purlins. The southern elevation to the road has been altered. It includes a window, a small, blocked opening to its west, and two loft hatches. The slates have been removed and the roof structure exposed.



Fig 7. The farm range and the gable end of the farmhouse. Fig 8. The stables. Fig 9. The cart shed. Fig 10 and 11. The threshing barn Fig 12 to 14. The cowhouse

- 3.12 **The cart shed** is a late 19th century stone barn of two storey, with a slate roof. It is oriented across the slope and due north of the farmhouse on elevated ground. The gables face east and west.
- 3.13 The west and north of the building have slightly different stone coursing at ground floor, and a ghost of a roof outline to the west gable. This indicates that **the building was perhaps once single storey** and was raised in the late 19th century. The upper part of the east gable wall is supported by a king post truss, in front of which is informal boarding, and the loft area below this is fronted in corrugated steel sheeting. It is open at ground floor level and hidden from the farmhouse by a high stone wall. The north wall has two small windows with internal shutters, with opposing ones on the south elevation. The interior is generally well-preserved. The first floor is accessed by external stone steps on the north side via a boarded door.
- 3.14 The cart shed is **open fronted**, which is typical, and supported on thick stone square piers. It is a building used to house carts and farm implements from the weather. It is positioned to face the small driveway into the site. It is combined with a first-floor granary, accessed by external steps, with louvred windows. The cart shed has group value with the farmhouse and listed farm buildings.
- 3.15 **A range of pigsties** are located on the south side of the building, with a doorway on the west elevation. The roofs have collapsed but the walls are largely intact.



Fig 15. The tithe map of 1839 and the OS second edition map of 1898-1908. Note the later cow shed range and the building on the north of the site, which appears on both maps (blue arrow).



Fig 16. The cart shed

4.0 The significance of the heritage assets

4.1 **Assessing significance** is embedded in national planning policy. Heritage values that contribute to a greater understanding of significance are identified by Cadw's Conservation Principles for the Sustainable Management of the Historic Environment in Wales (2011) as being: -

- Evidential
- Historical
- Aesthetic
- Communal

4.2 There are four commonly accepted levels of significance. These are as follows: -

- Outstanding
- High
- Medium
- Low

And of these can be added: No interest / significance.

4.3 Wern Tower Farmhouse

Evidential Value – Medium <i>This derives from those elements of an historic asset that can provide evidence about past human activity.</i>	The site has a history of use that has gradually evolved over time, as evidenced in archival and archaeological records, with an emphasis on farming. The construction, shape and boundary are well preserved as indicated by historic mapping and study sources. The site has a history of agricultural use, as evidenced in archival records. The historic character and layout are well preserved, particularly to the farmhouse and stables. This is indicated by historic mapping sources and aerial photography. The building is integral to understanding the development of a Welsh upland farm.	Overall significance Medium 
Historical Value – Medium <i>(Special Historic Interest)</i>	Wern Tower Farm is of historical significance for its sub-medieval origins and 19th century character. The building was purpose built as a farmhouse, with records dating back from at least 1839. It became part of the Chirk estate in the 19th century but was not given the picturesque decoration employed elsewhere on the estate under the hand of Charlotte Myddleton - Biddulph. The building is listed at Grade II "as a regional sub-medieval farmhouse with C19 modifications". It has group value with farm ranges adjoining to south west.	
Aesthetic Value – Medium <i>(Special Architectural Interest)</i>	It has aesthetic character deriving from the largely vernacular character and is a pleasing example of its type. The largely symmetrical frontage, porch and a narrow palette of materials is used to create a distinctly vernacular architectural composition, Externally, the front of the property remains largely as per the early 19th century. The location of the site, on a slope and overlooking the Ceiriog valley is hugely important to its setting.	
Communal Value – Medium	The building is listed at Grade II for its special architectural and historic interest, retaining its character. The building was used until relatively recently as a farmhouse and its relationship with the Chirk estate and the historic workforce is of interest.	

4.4 The farm range

- 4.4.1 The farm range includes **buildings associated with livestock** that were essential to the function of the farm. It appears to be a mixed small holding where both arable farming and the rearing of livestock were carried out, despite its upland location. The house and farm range are separate listed buildings that have a strong visual and aesthetic relationship with each other around **a courtyard** which is surrounded by undulating open countryside which gives the building's their essential setting.
- 4.4.2 The farm buildings include **the stable block, cart shed and threshing barn**, the latter of which was probably the most important and largest outbuilding on the farm. These are on the tithe map. The **pigsties, cowshed and later cart shed** with the store above are also important. The farmhouse was central to the running of the farm, but clearly the animals were of key importance, highly valued for manure. Pigsties were built on most farms.
- 4.4.3 **Stables** were fundamental to the running of the farm. These stables are good vernacular examples in an upland setting, where they are accessed via the courtyard and set close to the main farmhouse. Horses were in individual stalls, fitted with mangers for feeding, rooms for storing saddlery, and with floors that could be easily drained to facilitate cleaning. Accommodation for grooms was often placed at first floor level, alongside storage for hay and straw.
- 4.4.4 **The cart shed, and threshing barn** are parallel to the house, with barnyard adjacent for threshing. The barn was used for the storing and processing of harvested crops over winter. Straw was taken from the barn to both cowshed and stables, where it was used for bedding. Manure was forked into carts and used to fertilise the surrounding fields. Its size is relative to its surrounding layout and suggests that the wealth of farm was fairly limited, expanding slightly in line with a local trend in agriculture for dairy production on a small scale.
- 4.4.5 Grain was stored in a granary, which appears in this case to have been above the north cart shed.

Outbuildings to Wern Tower Farm (Grade II)

Evidential Value - Medium <i>This derives from those elements of an historic asset that can provide evidence about past human activity.</i>	The site has a history of use for farming for both arable produce and livestock, as evidenced in archival and map sources. The shape and boundary are well preserved as indicated by historic mapping sources. The extent of land ownership and associated social and economic power of the landed estate at Chirk was considerable, and the tenancy at Wern Tower Farm included people who provided goods and services to the estate.	Overall significance Medium 
Historical Value - medium <i>(Special Historic Interest)</i>	The location of the buildings and their form demonstrate the importance of farm buildings important to the running of the farm. This included stabling, a threshing barn, cart shed, cowshed, grain store and pigsty. The farm buildings are typical of agricultural improvements taking place in the late 18th and early 19th century, and part of a small holding. The U-shaped range of buildings attached to the farmhouse are listed at Grade II for its special architectural and historic interest, "as a well-preserved group of vernacular farm ranges, the interior of the stables of additional interest. They have group value with the farmhouse adjoining to north east."	
Aesthetic Value - medium <i>(Special Architectural Interest)</i>	The buildings are different in character, which illustrate a slightly different use to each and are vernacular in character. It is unlikely that they were coherently planned group but built to complement interrelating uses, in a small holding where topography dictated the siting of the buildings.	
Communal Value - Medium	The buildings are listed at Grade II for their vernacular character and group setting. The buildings were important to the functioning of the farm and the wider community.	

4.5 Detailed areas of significance – The cart shed

4.5.1 **The cart shed** is to the north of the farmhouse. It was originally single storey.

4.5.2 This building appears to have been increased in height during the late 19th century. It is likely that the internal first floor was created at this time with access from steps to the north.

4.5.3 There are many features of note in the building. Of particular note are the following: -

- The simple vernacular form.
- The door and steps to first floor
- The windows to the first floor, and their shutters.
- The pigsties



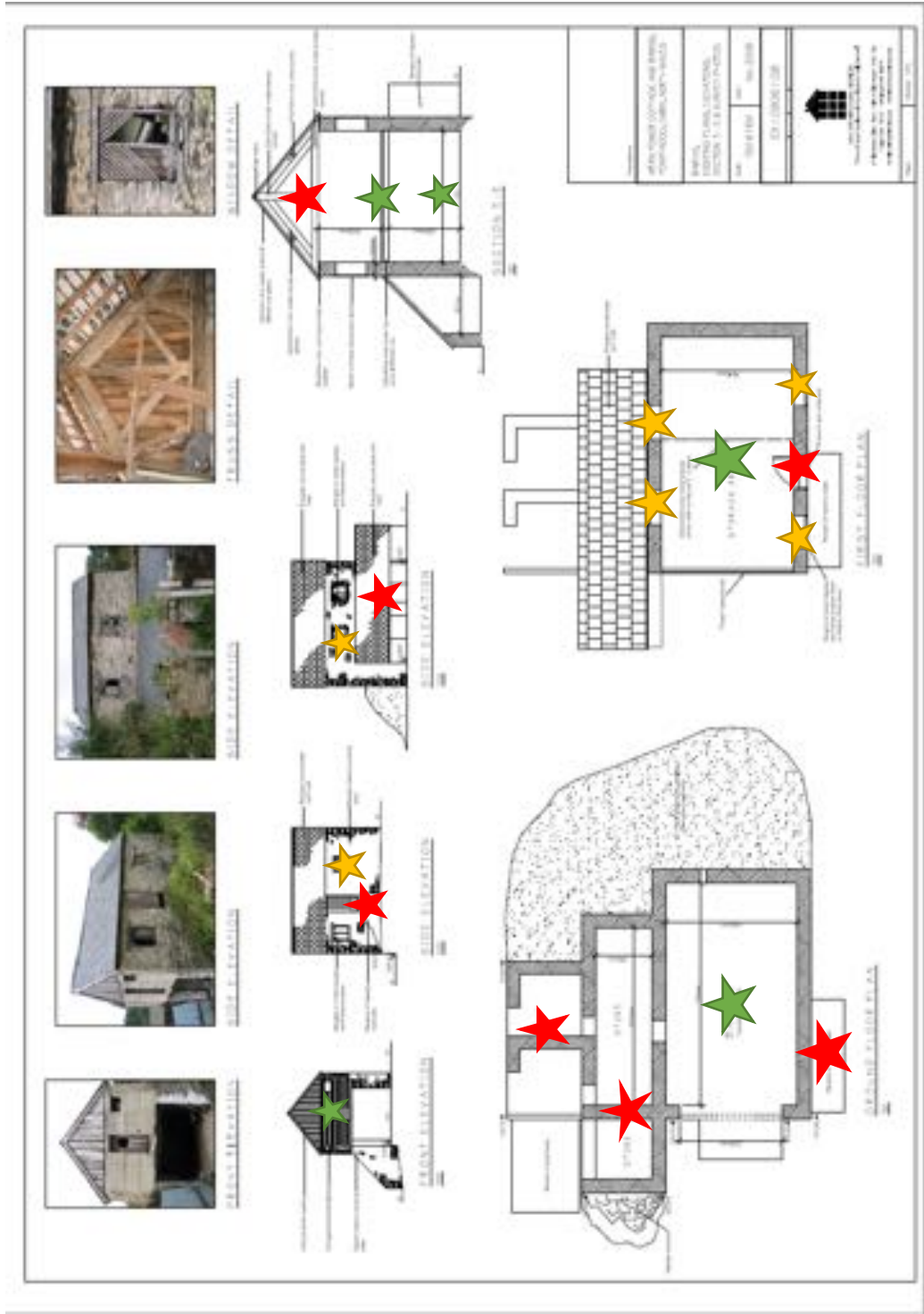


Fig 17. Features of significance – High - red stars, Medium – yellow stars, Neutral / no significance – green stars

5.0 Relevant Conservation Planning Policy and Guidance

- 5.1 Under Section 66 (1) of the **Planning (Listed Buildings and Conservation Areas) Act 1990** local authorities must give special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest. Section 72 of the same Act states, in the exercising of planning functions in conservation areas special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, when assessing planning applications.
- 5.2 The Historic Environment (Wales) Act 2016 enables Welsh authorities to give more effective protection to the historic environment by further improve procedures for its sustainable management and to provide further transparency on decision making. This is read in conjunction with Planning Policy Wales and Technical Advice Note 24: The Historic Environment.
- 5.3 National guidance is within Planning Policy Wales (edition 10, 2018): Chapter 6: The Historic Environment. The introduction states in 6.1.5 “The planning system must take into account the Welsh Government’s objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations.” Chapter 2 has further information on placemaking and character.
- 5.3.1 Under 6.1.6 “The Welsh Government’s specific objectives for the historic environment relevant to this context is to seek to conserve archaeological remains, both for their own sake and for their role in education, leisure, and the economy; safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved; preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous.
- 5.3.2 There should be a general presumption in favour of the preservation of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses.

- 5.4 Wales Technical Advice Note 24: Historic Environment, (October 2017), Section 7 states in 1.7 that “In policy terms, the historic environment is defined as 6: “All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of the past human activity, whether visible, buried or submerged, and deliberately planted or managed.” A historic asset is: “An identifiable component of the historic environment. It may consist or be a combination of an archaeological site, a historic building or area, historic park and garden or a parcel of historic landscape. Nationally important historic assets will normally be designated.”
- 5.5 Setting is quantified in 1.25 which states that “The setting of an historic asset includes the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. 24 Setting is not a historic asset in its own right but has value derived from how different elements may contribute to the significance of a historic asset”.
- 5.6 The role of the applicant is further described in 1.26. This states that “It is for the applicant to provide the local planning authority with sufficient information to allow the assessment of their proposals in respect of scheduled monuments, listed buildings, conservation areas, registered historic parks and gardens, World Heritage Sites, or other sites of national importance and their settings. These principles, however, are equally applicable to all historic assets, irrespective of their designation”.
- 5.7 Other relevant guidance is contained in the ‘Setting of Historic Assets in Wales, Cadw (May 2017) and ‘Heritage Impact Assessment in Wales, Cadw (May 2017).
- 5.8 Relevant local plan policies are in the Wrexham Unitary Development Plan 1996 - 2011 (adopted 2005). Policy EC9 Listed Buildings of Special Architectural or Historic Interest, and Policy CLF9 - Visitor Accommodation outside Settlement Limits are relevant. Relevant Supplementary Planning Guidance Notes are LPGN No 3. Converting Rural Buildings.

6.0 Impact of The Development Proposal on The Heritage Assets

Proposed Work	Objective	Value of Significance of Affected Fabric	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed Solution
Conversion of outbuilding into ancillary holiday accommodation	To enable sensitive re-use of redundant building	The cart shed has a number of surviving features, principally external. High Slate roof to barn and pigsty Pigsties Trusses External steps Historic stable doors Medium Windows Shutters Neutral / no interest Concrete floor – Timber first floor – highly damaged	The re-use of the building will secure its future Reinstating the pigsties The retention of these features in part of the scheme will retain the building's special interest New design details to existing window and door openings at first floor level will restore the character of the building. The cart shed opening will be largely glazed, the detailing, including section details, can be conditioned if required. The corrugated sheeting will be replaced by timber cladding, the detailing, size and width to be conditioned.	The change of use is largely beneficial. However, the change of use will involve insulation, fire protection and means of escape will if done sensitively will have a neutral impact on the character of the building. Increased natural lighting to the ground floor via an existing window will involve the loss of a small section of pigsty roof which could be seen as minor harm. However, restoring pigsty is highly beneficial overall. A small rooflight will add additional light to the first floor. This is a neutral change. The restoration of the pigsties overall will be highly beneficial, and the proposal is therefore carefully balanced.	Restoration of the original slate roof and traditional mortared eaves treatment. Rooflights are kept to minimum in a traditional style – one flush single rooflight is on the rear slope of the building and will not be visible from the main farm complex. Traditional rise and fall gutters in cast aluminium. Soil pipes will be internal. The external steps to first floor will be retained and repaired with a simple balustrade added. The first-floor door will be repaired and rehung on the outside, with glazing behind. Historic window openings will be reinstated to an historic style and pattern, using simple flush casements, with slim line double glazing to improve thermal efficiency and noise. Internal timber shutters will be retained. Concrete floor and timber floor will be insulated and made good. The large cart shed opening will be largely glazed at ground floor level. Areas of more intensive use will have lime plastered walls Any vents and flues will be sited to the rear and coloured matt black to reduce their visual impact. Breathable insulation will be installed and will be conditioned



Fig 18. Existing and Proposed elevations

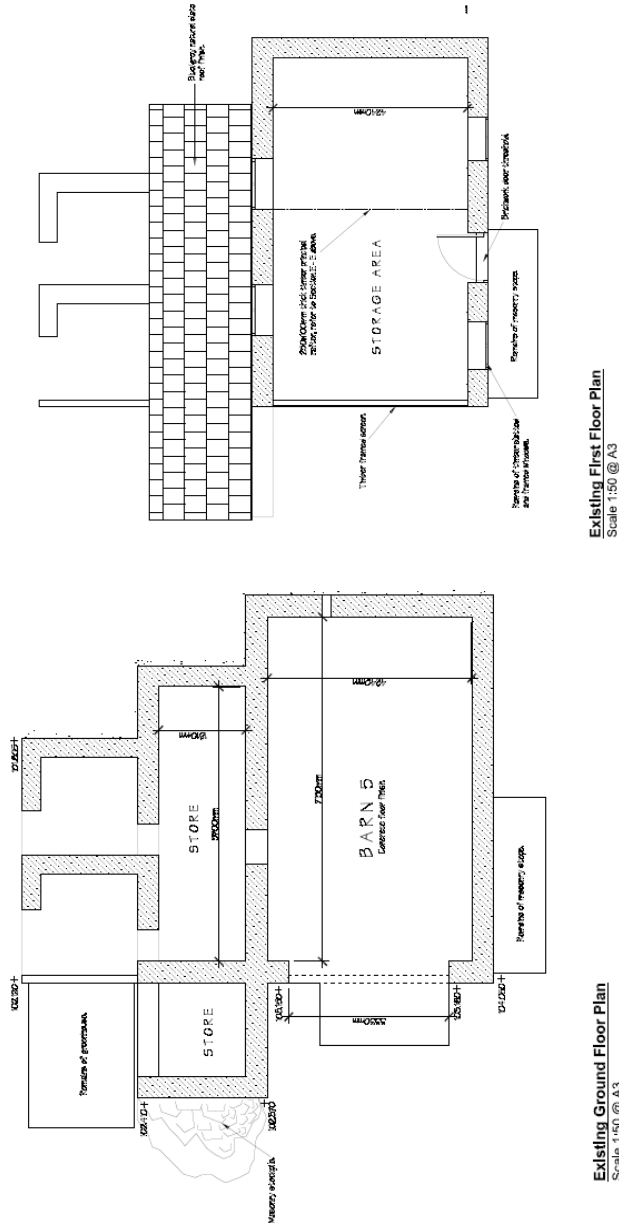


Fig 19. Existing floor plans

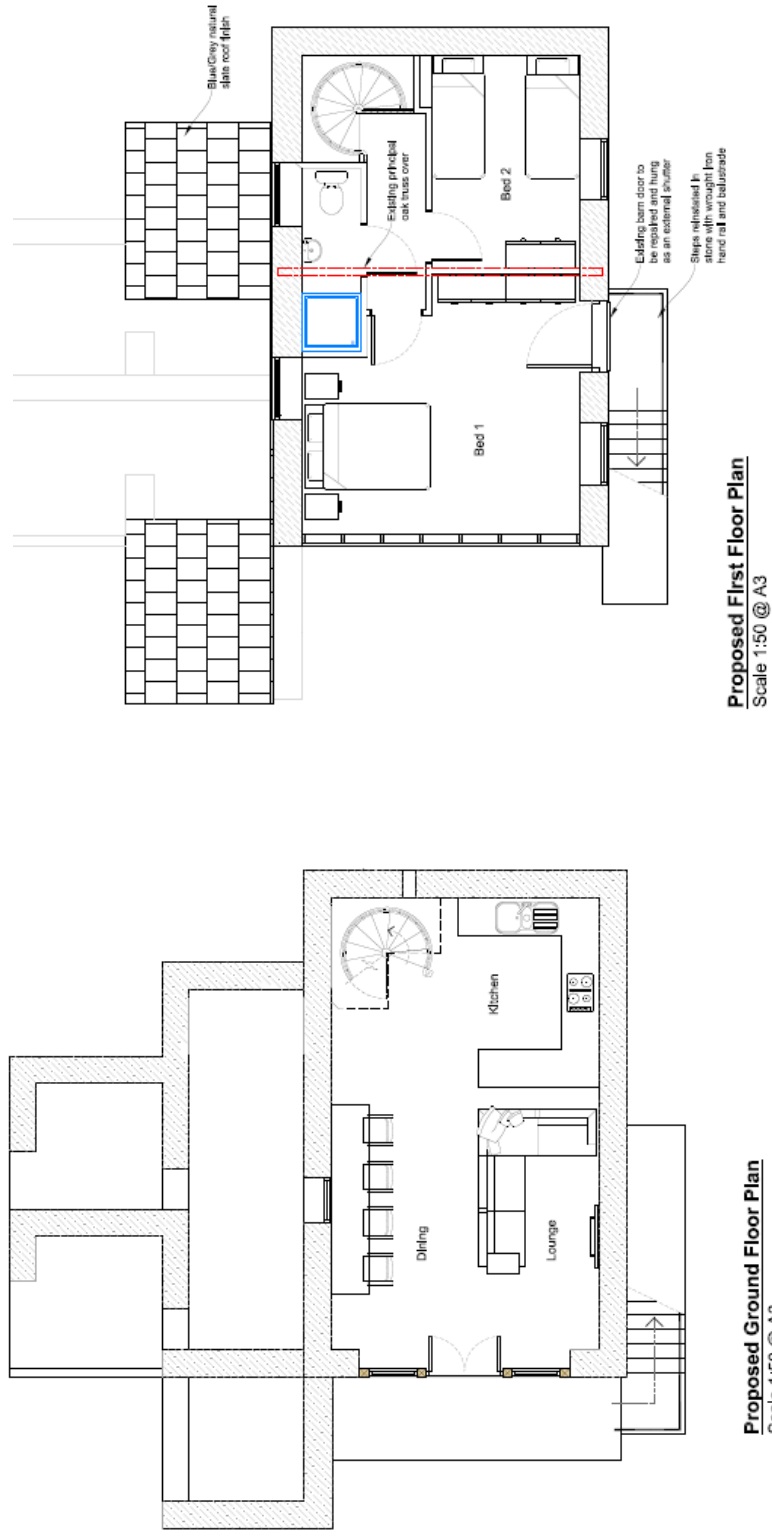


Fig 20. Proposed floor plans



Fig 21. Suggested proposed features – to be conditioned if required.

6.1 The Impact on the cart shed and wider listed buildings

6.1.1 **The significance** of the cart shed is based on the evolving history of use as a cart shed and granary, with attached pigsties, the evolution of the building over the centuries, the narrow pallet of materials and the character, which illustrate a slightly different use to each.

6.1.2 Part of the issue surrounding **the decline in the fabric and appreciation of the cart shed** is the decline of farming. The intention is to create a small anchor uses in a unique setting that will contribute to the upkeep of the listed farm complex at Wern Tower Farm. The change of use will be a positive factor. The use of a vacant building into a viable new use, that respects much of the historic fabric is strongly welcomed and is vitally important for such buildings that is unlikely to be used for their original purpose.

6.1.3 The changes are minimal, and have addressed as far as reasonably practical, the historic character including its evolutionary change, which is important to its understanding. Most fabric of significance will be retained. The overall benefit to the building will be significant. The proposed active use promotes commercial viability. It will create an attractive and inviting building that will benefit the building, the historic farm complex, and the wider tourism offer.

6.1.4 The buildings interrelate with each other and collectively have group value. The proposed use will have a beneficial impact on the setting of Wern Tower Farm. The buildings are listed for their special architectural and historic interest. These all contribute to a highly aesthetic value that makes this farmstead locally distinctiveness, the characteristics of which are distinctly vernacular. The scale of development is in context to the building and reflective of the architectural character of the building. The setting is preserved.

6.2 Summary of impacts on the heritage values and planning policy

- Evidential – The setting and views of the heritage assets has changed marginally. The proposed changes are reflective of the existing character and appearance.
- Historical - The historical significance of the heritage assets can still be appreciated.
- Aesthetic – The proposals are positive.
- Communal – The use is a positive change that will increase the life expectancy of the buildings.

7.0 Conclusion

- 7.1 The application site is located to the north of Wern Tower Farm and its outbuildings. The conversion is a **positive intervention** to the building that will protect its future. It will allow for a better appreciation and understanding of the special architectural and historic interest and is considered to be an evolutionary use.
- 7.2 The proposals would not cause overall harm to the **significance** of the building. The proposed development has been designed with care to avoid harming the essential elements that contribute to their significance.
- 7.3 The proposed development would have a positive impact on the immediate **setting** of Wern Tower Farm and the farm range by creating a positive, active and low intensity viable use. Whilst setting is not itself a heritage asset, nor a heritage designation, the setting contributes to a heritage asset's special interest. It would therefore be in accordance with the statutory duties of Sections 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7.4 The application should respectfully be supported.

Appendices

Appendix 1 Bibliography

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